

Dear Taxpayer:

In an attempt to continue to provide quality service and increase customer awareness, this brochure provides an overview of property tax relief programs available in Lake County. Although many of the programs stay the same from year-to-year, I think it is beneficial to reiterate the most important points and note any changes. We have prepared this guide to familiarize you with these programs, and hopefully to make you aware that you could qualify for relief on your property tax payments.

Sincerely,

David B. Stolman

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Lake County Treasurer

Photos courtesy of Lake County Discovery Museum
Curt Teich Postcard Collection

1. Grand Avenue, Waukegan
2. Downtown Antioch
3. Lake County Courthouse

Senior Citizens Tax

The Senior Citizens Tax Deferral is a state program that allows qualified senior citizens to defer up to \$5,000 per year of the property taxes on their personal residence.

General Information:

- This is a state loan with an annual 6% interest rate.
- Repayment must be made upon death, sale of home or refinancing.
- A lien will be placed on your property.
- Must file a new application between January 1st and March 1st each year.
- You may apply for other senior tax programs even though you are on the deferral program.
- If you have a mortgage or reverse mortgage arrangement, you should verify with your lender whether or not your agreement allows you to participate in the tax deferral program.

Requirements of Eligibility:

- Applicant must be 65 years old as of June 1st of the tax year claimed.
- Total household income \$55,000 or less.
- Proof of house insurance.
- Property cannot be income producing, such as rental income.
- Applicant must own and occupy residence.
- Property taxes must be current at the time of application.
- You cannot exceed 80% of market value, including all other loans or liens.
- Taxes may be paid at any time without affecting the deferral status.

Please contact the Lake County Treasurer’s Office at 847.377.2323 for a Tax Deferral Application or if you have any questions.

Benefit Access Program
(Formerly Circuit Breaker)

Benefits Available:

- Senior Free Transit Ride
- The Persons with Disabilities Free Transit Ride
- Secretary of State License Plate Discount

Information and application available at www.state.il.us/aging.

General Homestead Limited Exemption

- This exemption lowers the equalized assessed value of your property by \$6,000.
- To receive this exemption, you must have owned and lived on the property which is your principal residence on or before January 1st of the tax year.
- The Township Assessor's Office initiates this exemption.
- Under some circumstances rental properties can also qualify for this exemption. Call the Chief County Assessment Office for details at 847.377.2050.



Homestead Improvement Exemption

- Defers for four years any increase in the assessment of your property due to an addition or other improvement to your home for which the township assessor would add value.
- A maximum of \$25,000 of assessed value may be deferred under this program.
- The Township Assessor's Office initiates this exemption.
- The property has to be the taxpayer's principal residence.

Senior Homestead Exemption

- Have reached age 65 during the tax year.
- Have owned and lived on the property which is your principal residence.
- This exemption lowers the equalized assessed value of your property by \$5,000.
- Apply for the exemption at the Township Assessor's Office or the Chief County Assessment Office at 847-377-2050.
- You will need to bring a copy of the deed to the property and proof of age with you when you apply. If the property is held in trust, you will also need a copy of the trust agreement indicating the beneficiary.



Senior Citizens Assessment Freeze Homestead Exemption

- To qualify you must also receive the Senior Homestead Exemption and have had the property you are applying for be your principal residence for period of time that would include the past two January 1st.
- First-time applicants can obtain forms from the Chief County Assessment Office or your local township assessor's office.
- This exemption freezes the taxable value on your property if your total household income is \$55,000 or less.
- This exemption does not freeze your tax rate; it freezes the assessment value that appears on your tax bill.
- The filing deadline for this exemption is in July of each tax year.
- This exemption must be renewed annually. The Chief County Assessment Office annually mails applications to all taxpayers receiving the Senior Homestead Exemption.

Disabled Persons' Homestead Exemption

- This exemption lowers the equalized assessed value of your property by \$2,000.
- This exemption cannot be claimed in addition to the Disabled Veterans' Standard Homestead Exemption or the Disabled Veterans' Exemption.
- To receive this exemption, you must have owned and lived on the property on or before January 1st of the tax year.

- Be disabled under the Federal Social Security Act.
- Supply a copy of your Illinois Disabled Person Identification Card stating that you are under a Class 2 disability (for each year you qualify).
- First-time applicants can obtain forms from the Chief County Assessment Office (847.377.2050) or your local township assessor's office.
- For the annual renewal the Chief County Assessment Office will mail applications each year to all disabled persons who received the exemption in the prior year.

Disabled Veterans' Standard Homestead Exemption

- Lowers the equalized assessed value of your property by \$2,500 if your disability is service-connected and you are at least 50% disabled, but less than 70% disabled.
- This exemption lowers the equalized assessed value of your property by \$5,000 if your disability is service-connected and you are at least 70% disabled.
- First-time applicants can obtain forms from the Chief County Assessment Office or your local township assessor's office.
- This exemption may be claimed in addition to the General Homestead Limited Exemption and the Senior Citizen's Homestead Exemptions, if applicable; however, it cannot be claimed in addition to the Disabled Veterans' Exemption of \$70,000, or the Disabled Persons' Homestead Exemption.
- This exemption is limited to residential property with an equalized assessed value of less than \$250,000.



- To receive this exemption, you must be a Lake County, Illinois resident and have served in the United States Armed Forces, Illinois National Guard, Reserve Forces and have received an honorable discharge.
- Have owned and lived on the property on or before January 1st of the tax year.
- Supply a copy of the first two pages of your Award Letter.

Annual renewal forms will be mailed out to previously qualifying taxpayers by the Chief County Assessment Office. (847.377.2050)

Returning Veterans' Homestead Exemption

- Lowers the equalized assessed value of your property by \$5,000 in the year you return from active duty in an armed conflict, and also for the subsequent year.
- It is a one or two year exemption, and can be claimed in addition to the General Homestead Limited Exemption and any applicable Senior Citizen's Exemptions.
- To receive this exemption, you must own and use the property applied for as your principal residence on or before January 1st of the tax year.
- Supply a copy of your DD214, if applicable; otherwise a copy of your most recent military orders.



Taxpayer's Guide to Property Tax Relief

Office Hours
Monday – Friday
8:30 a.m. – 5 p.m.

Due Dates Only
8:30 a.m. – 7:00 p.m.

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Waukegan, IL 60085-4361

Phone 847.377.2323
Fax 847.984-5899
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